Recorded: 3/25/2016 at 2:49:05.0 PM
Fee Amount: $12.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 731

INDIVIDUAL TRUSTEE'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form #113
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
James O. Scott, 1108 Gales Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
James O. Scott, 1108 Gales Avenue, Manchester, IA 52057

Grantors:
Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended

Grantees:
James O. Scott

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: An undivided one-half interest in: Lot Fourteen (14) of Fawn Trail being a subdivision of Parcel C in the Northwest Quarter of the Southwest Quarter in Section 17 and Parcel G in the Northeast Quarter of the Southeast Quarter of Section 18; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1694 of the records of the Delaware County Recorder.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ann L. Schulte, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee under the Ann L. Schulte Trust Agreement Trust dated March 22, 2011, to which the above-described real estate was conveyed to the trustee by Daniel A. Schulte and Ann L. Schulte, pursuant to an instrument recorded on March 29, 2011, in the office of the Delaware County Recorder in Book 2011, Page 1074. (insert recording data).

2. I am the presently existing trustee under the Trust and I am authorized to transfer the above described real estate to James O. Scott without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust is ~~is not~~ alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Ann L. Schulte
Ann L. Schulte, Affiant

Signed and sworn to (or affirmed) before me this 12th day of February, 2016, by Ann L. Schulte.

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2016

Sarah R. Leonard
Signature of Notary Public

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